




PROSPECT STREET CORRIDOR STUDY

**Public Meeting
June 21, 2006
Cambridge Senior Center**

City of Cambridge
Community Development Department

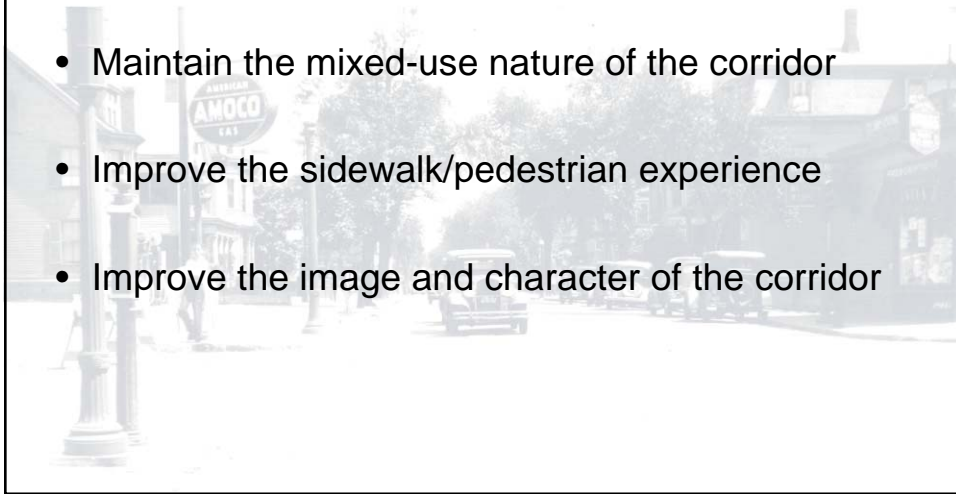
Agenda

1. Introduction
2. Recommendations
 - Urban Design Standards
 - Streetscape Improvements
 - Existing City Programs



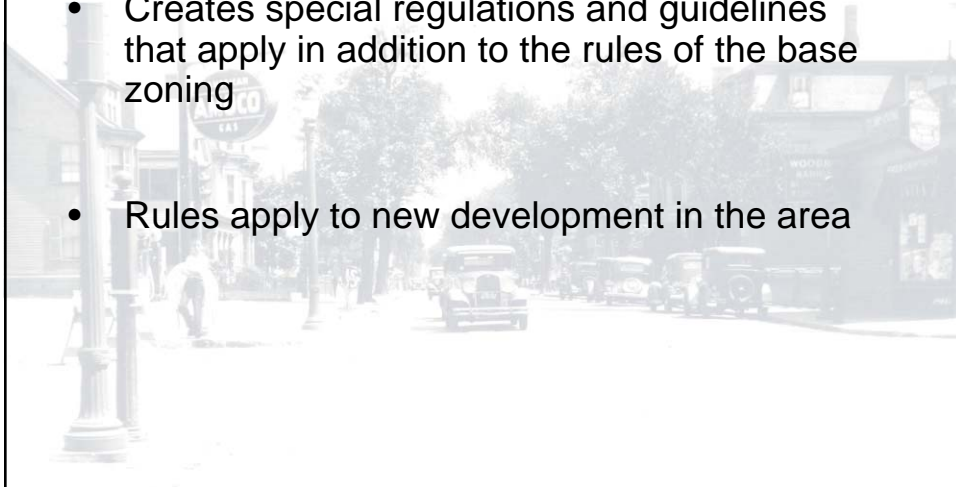
Urban Design Goals

- Maintain positive qualities of the street
- Maintain the mixed-use nature of the corridor
- Improve the sidewalk/pedestrian experience
- Improve the image and character of the corridor



Prospect Street Overlay District

- Creates special regulations and guidelines that apply in addition to the rules of the base zoning
- Rules apply to new development in the area



1. Create a mechanism to improve urban design and image of the street



Designate the corridor as an “area of special planning concern”

- *Public meeting and non-binding development consultation required for projects of 2,000 square feet or more*
- *Citywide urban design guidelines*

2. Allow mix of uses, but with improved urban design



Uses such as service/repair of cars should be shielded visually and acoustically from neighboring uses

3. Encourage trees, landscaping, and widened sidewalks in new development



Create 3-foot minimum front yard requirement and side yard requirements (either landscaping or sidewalk)

Require 15% open space coverage (green area or sidewalk) on lots with commercial uses



Require one tree for every 25 feet in the front yard or on city sidewalk

4. Reduce surface parking along the sidewalk or create landscaped buffers



Prohibit parking between building and street/sidewalk

Require 10' minimum landscape buffer between surface parking and sidewalk



Do not require accessory parking for retail uses; reduce loading requirement for retail uses.

5. Encourage active ground floors to maintain a vibrant and safer street



Require active uses at the ground floor



Require 50% clear glass on the façade for commercial uses, 25% for residential uses

6. Reduce number and width of curb cuts in future development



For each lot, allow either:

- *One two-way* access drive and curb cut, maximum width of 30 feet in commercial and 20 feet in residential districts
- *Two one-way* access drives and curb cuts, maximum width of 15 feet in commercial and 10 feet in residential districts



Streetscape Improvements



- Tree Planting
- Street Furniture
 - *Discuss with property owners*
 - *Identify funding opportunities*
- Repaving

Existing City Programs



For Small Business:

- Façade Improvement, Signage & Lighting
- Best Retail Practices

For Housing:

(low-to-moderate income homeowners or affordable rental units)

- Home Improvement Program
- Historic Preservation Grants

For Street Trees:

- Client Tree Program